



## Shop 3/13a Montgomery Street, Kogarah NSW 2217

### OWNER SAYS SELL- MAKE US AN OFFER

13A Montgomery Street is without doubt one of the highest quality mixed use projects completed in Sydney's South. The above Commercial space is 100% occupied by a wide range of users. The building is centrally located just 14km South of Sydney CBD, with Kogarah Train Station situated only a moments walk and is prominently placed to capture passing office workers and locals.

#### SHOP/OFFICE FEATURES:

- Street access for clients
- Access to rear loading dock for delivers
- Exposure onto Montgomery Street pedestrians
- Individually controlled ducted air conditioning
- Ample Security Parking
- Cabled for Foxtel and

Retail  
FOR SALE

91sqm

# GUNNING

**William Gunning**

0413 610 194

[williamg@gunningre.com.au](mailto:williamg@gunningre.com.au)